



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 01, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 February 1, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**USE AGREEMENT BETWEEN
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AND THE CITY OF SAN GABRIEL
ALHAMBRA WASH - PARCELS 281, ET AL.
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to approve a Use Agreement for recreational purposes between the Los Angeles County Flood Control District and the City of San Gabriel along portions of Alhambra Wash in the City of San Gabriel.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Acting as a responsible agency for the proposed project, consider the Mitigated Negative Declaration prepared and adopted by the City of San Gabriel as lead agency together with any comments received during the public review period; certify that your Board has independently considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration and, therefore, adopt the Mitigation Monitoring Program for the project, finding the program is adequately designed to ensure compliance with the mitigation measures.
2. Find that the 25-year Use Agreement between the Los Angeles County Flood Control District and the City of San Gabriel for recreational purposes will not interfere with the use of Alhambra Wash, Parcels 281, et al., for any purposes of the Los Angeles County Flood Control District.

3. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District to sign the Use Agreement and authorize delivery to the City of San Gabriel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to consider the Mitigated Negative Declaration previously adopted by the City of San Gabriel (City) and to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to enter into a Use Agreement with the City for recreational purposes along portions of Alhambra Wash, Parcels 281, et al., located in the City. The City proposes to construct, operate, and maintain fencing, landscaping, an irrigation system, and a pedestrian trail with lighting in connection with the City's Vincent Lugo Park project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3). The improvements will enhance river aesthetics and recreational opportunities in the area, thereby improving the quality of life for the residents of the County.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

There will be no monetary consideration paid for this Use Agreement since use of the LACFCD property is for public recreational purposes. The Los Angeles County Flood Control Act provides for LACFCD property to be used for these purposes as long as the public recreational purpose is compatible with the LACFCD's use of the property for flood control, water quality, and water conservation purposes.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 281, et al. are located along the northern portions of Alhambra Wash between Ramona Street and Abbot Avenue in the City of San Gabriel.

The LACFCD owns fee and easement interests within this reach. This 25-year Use Agreement outlines the responsibilities of each agency.

The proposed Use Agreement is authorized by Section 2, paragraph 14, of the Los Angeles County Flood Control Act. Section 2 provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...14. To provide, by agreement with other public agencies... for the recreational use of the lands, facilities, and works of such district, which shall not interfere or be inconsistent, with the primary use and purpose of such lands, facilities, and works by such district."

The Use Agreement has been approved by County Counsel as to form.

ENVIRONMENTAL DOCUMENTATION

The Department of Public Works (Public Works) is acting as a responsible agency for the proposed project. The City, as lead agency, has prepared an Initial Study, consulted with Public Works, and adopted a Mitigated Negative Declaration on July 12, 2007, that found the project will not have a significant effect on the environment.

Upon your Board's finding that the project will not have a significant effect on the environment, Public Works will file a Notice of Determination with the Los Angeles County Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for the use and enjoyment of the LACFCD's right of way by the public without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter and three executed Use Agreements to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



GAIL FARBER
Director

GF:SGS:hp

Enclosures

- c: Auditor Controller (Accounting Division - Asset Management)
- Chief Executive Office (Rita Robinson)
- County Counsel
- Executive Office

USE AGREEMENT NO. _____
ALHAMBRA WASH
PARCEL NOS. 281, ALSO AFFECTS 30-32, 40,
50, 51, 183, 281, & 284 (Easement)
ROW MAP NO. 26-RW 3.2
THOMAS PAGE & GRID: 596 (D6)
SUPERVISORIAL DISTRICT NO. 5

USE AGREEMENT

This Use Agreement is entered into by and between the

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic,

herein referred to as "DISTRICT"

and

CITY OF SAN GABRIEL
a municipal corporation,

herein referred to as "CITY"

RECITALS

The DISTRICT owns fee title to portions of the Alhambra Wash generally located south of Vincent Lugo Park and east of Ramona Street, in the City of San Gabriel, State of California and holds easements for ingress and egress and flood control purposes in other portions of the Alhambra Wash in that same general location, as more particularly shown on Exhibit A, attached hereto, and made a part hereof, hereafter referred to as PREMISES; and

CITY proposes to use a portion of PREMISES, for recreational purposes in connection with the CITY's project known as the Vincent Lugo Park project (Project); and

CITY proposes to construct, operate, and maintain certain improvements on PREMISES in connection with the Project, including but not limited to, fencing, landscaping, an irrigation system, and a pedestrian trail with lighting, hereafter referred to as "IMPROVEMENTS".

NOW, THEREFORE, in consideration of these recitals and the faithful performance by CITY and DISTRICT of the mutual covenants herein contained, for the period, of time herein set forth, the DISTRICT and CITY hereto mutually agree as follows:

SECTION 1. Authorized Use

- 1.1. USER is authorized and permitted to use PREMISES for the construction, operation, maintenance and use of IMPROVEMENTS, in accordance with the terms and conditions of this Use Agreement. Any other use of PREMISES by USER is expressly prohibited.
- 1.2. USER'S use of the PREMISES shall be subordinate to the primary uses and purposes of the PREMISES for watershed management, including flood control, water conservation and water quality purposes, by DISTRICT and others (pursuant to DISTRICT'S permission), and USER'S use of the PREMISES shall at no time interfere with the use of PREMISES or the use of DISTRICT'S adjacent property and/or improvements for such purposes.

SECTION 2. Construction and Maintenance of Improvements

- 2.1. USER understands and acknowledges that it is required to comply with the requirements set forth in the California Environmental Quality Act (CEQA) and the State CEQA guidelines prior to implementing IMPROVEMENTS and that USER shall be the lead agency with respect to any and all CEQA compliance related to the IMPROVEMENTS. In addition to its other indemnification obligations as specified below, USER hereby agrees to indemnify, defend and hold harmless DISTRICT and COUNTY OF LOS ANGELES and their elected and appointed officers, employees and agents from and against any and all claims and/or actions related to the IMPROVEMENTS that may be asserted by any third party or public agency alleging violations of CEQA or the CEQA Guidelines or the NEPA.
- 2.2. USER shall bear all costs in connection with the construction of the IMPROVEMENTS, including preparation of plans and specifications and all construction costs and expenses.
- 2.3. Prior to commencement of any construction activity on PREMISES by or on behalf of USER, USER shall submit the plans and specification for the IMPROVEMENTS to, and shall apply for and obtain a no-fee permit from, the Construction Division, Subdivision and Permits Unit, of the Los Angeles County Department of Public Works. USER shall also obtain DISTRICT'S prior written approval, should USER propose to make any changes to the approved plans and specifications.
- 2.4. Upon completion of the construction of the IMPROVEMENTS, USER shall provide DISTRICT with approved As-Built plans.

- 2.5. USER shall keep, inspect and maintain the PREMISES and the IMPROVEMENTS in a safe, clean, and orderly condition at all times during the term of this Use Agreement and shall not permit trash and debris including but not limited to, rubbish, tin cans, bottles and garbage, to accumulate at any time, nor shall USER commit, suffer, or permit any waste on the PREMISES or IMPROVEMENTS or permit any acts to be done in violation of any laws or ordinances thereon.
- 2.6. USER shall remove graffiti from the PREMISES and IMPROVEMENTS and any other wall, fences, and signs which are located within the PREMISES anytime graffiti is discovered by USER or any time USER is notified by DISTRICT. USER shall remove the graffiti in accordance with the following:
 - 2.6.1. Remove vulgar graffiti (i.e. profane, obscene, or racist) within 24 hours, Monday through Friday.
 - 2.6.2. Remove other graffiti within 72 hours, Monday through Friday.
 - 2.6.3. USER shall not be required to remove graffiti on the weekend (i.e. Saturday and Sunday).
- 2.7. USER shall replace or repair any property of DISTRICT that becomes damaged by USER or any person entering the PREMISES at USER'S invitation or with the consent of the USER, either expressed or implied, within a reasonable time, to the satisfaction of the DISTRICT or shall compensate the DISTRICT for the damage within thirty (30) days of billing.
- 2.8. USER shall close all gates and take all actions necessary to render the PREMISES inaccessible to public access in the event USER abandons its operation and maintenance of the PREMISES when the weather forecast for the next 24-hour period is for on inch of rain or more, or when notified by the DISTRICT.

SECTION 3. Term

- 3.1. The term of this Use Agreement shall be for twenty-five (25) years (Initial Term), subject to the DISTRICT's right to terminate USER'S use as provided for in Section 4, below.
- 3.2. This Use Agreement shall expire at the end of the Initial Term provided, however, that DISTRICT may extend the term of this Use Agreement, beyond the Initial Term, subject to such terms and conditions as it deems appropriate, upon receipt of a written request from USER, no earlier than twelve (12) months or later than six (6) months prior to the end of the Initial Term.

SECTION 4. Termination of Use

- 4.1. DISTRICT shall have the right to cancel and terminate USER'S use of PREMISES, pursuant to this Use Agreement, by giving USER at least one hundred eighty (180) days prior written notice, under the following conditions:
 - 4.1.1. DISTRICT proposes to implement a project on or including the PREMISES for watershed management purposes, including flood control, water conservation and water quality ; and
 - 4.1.2. DISTRICT determines, in good faith, that the IMPROVEMENTS and/or USER'S use of the PREMISES, or any of them, would be substantially incompatible with the proposed project; and
 - 4.1.3. DISTRICT has notified USER of the basis for DISTRICT'S determination that a substantial incompatibility will exist and has provided USER with a reasonable opportunity to propose modifications to the IMPROVEMENTS or USER'S use of the PREMISES that will eliminate the incompatibility.
- 4.2. DISTRICT shall have the right to cancel and terminate USER'S use of PREMISES, pursuant to this Use Agreement by given USER at least 60 days prior written notice, if USER breaches any term or condition of this Use Agreement.
- 4.3. DISTRICT shall have the right to immediately cancel and terminate USER'S use of PREMISES, pursuant to this Use Agreement, or in the DISTRICT'S sole discretion, to temporarily suspend such use, in the event DISTRICT determines, in good faith, that it is necessary for DISTRICT to enter and take exclusive possession of PREMISES in order respond to an emergency, as defined in Public Contract Code Section 1102.
- 4.4. USER shall have the right to cancel and terminate its use of PREMISES pursuant to this Use Agreement for any reason by giving DISTRICT at least sixty (60) days prior written notice.

SECTION 5. Removal of Improvements and Restoration of Premises

- 5.1. Upon the expiration or sooner termination of this Use Agreement, USER shall, at its own expense, remove the IMPROVEMENTS and restore the PREMISES to a condition similar or better than that which existed on the effective date of this Use Agreement, reasonable wear and tear excepted.
- 5.2. If USER fails to remove the IMPROVEMENTS and restore the PREMISES within ninety (90) days of the expiration of this Use Agreement, or sooner termination of USER'S use of PREMISES pursuant to this Use Agreement, DISTRICT may remove the IMPROVEMENTS.

- 5.3. If DISTRICT removes the IMPROVEMENTS pursuant to subsection 5.2, DISTRICT shall submit a billing invoice to USER indicating the costs and expenses incurred by DISTRICT in connection with the removal of the IMPROVEMENTS and USER shall reimburse DISTRICT all such costs and expenses within thirty (30) days of the billing invoice.

SECTION 6. Miscellaneous Terms and Conditions

6.1. Indemnification

- 6.1.1. In accordance with Government Code Section 895.4, DISTRICT and USER agree to apportion responsibility and indemnification notwithstanding any other provision of law as follows:

- 6.1.1.1. USER shall indemnify, defend, and hold DISTRICT and the County of Los Angeles, and their respective officers, employees, and agents harmless from and against any claims, demands, liability, damages, costs, and expenses; including, without limitation, involving bodily injury, death, or personal injury of any person or property damage of any nature whatsoever, arising from or related to the construction, reconstruction, maintenance, operation, or removal of the IMPROVEMENTS or USER'S use of the PREMISES.

- 6.1.1.2. DISTRICT shall indemnify, defend, and hold USER, and its officers, employees and agents harmless from and against any claims, demands, liability, damages, costs, and expenses; including, without limitation, involving bodily injury, death, or personal injury of any person or property damage of any nature whatsoever, arising from or in connection with the construction, reconstruction, maintenance, operation, or removal of any improvements constructed or maintained by DISTRICT on, above, or under the PREMISES or arising from any and all uses of the PREMISES by DISTRICT.

- 6.1.2. USER releases DISTRICT and waives all right to damages for any loss, costs, or expenses USER may sustain as a result of any damage to or destruction of the IMPROVEMENTS or to the PREMISES attributable to DISTRICT'S watershed management activities, including any flood control, water conservation or water quality activities on or adjacent to the PREMISES, or attributable to any flooding caused by inadequacy or failure of DISTRICT's facilities.

- 6.1.3. Each party to this Use Agreement shall include the other within the protection of any indemnification clause contained in any ancillary contract relating to the PREMISES.
- 6.2. Without limiting USER's indemnification of the DISTRICT, USER shall procure and maintain in full force and effect during the term of this Use Agreement, insurance policies providing for the following insurance coverage:
- Comprehensive general liability and property damage coverage with a combined single limit liability in the amount of not less than TWO MILLION DOLLARS (\$2,000,000), per occurrence.
 - Worker's Compensation coverage in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the DISTRICT and USER against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any person retained by USER in the course of carrying out the work or services contemplated in this Agreement.
 - The County of Los Angeles and Los Angeles County Flood Control District, its governing board, officers, agents, contractors, and employees shall be named as Additional Insureds on all policies of liability insurance. USER shall furnish to DISTRICT a Policy of Insurance evidencing USER's insurance coverage no later than (10) working days after execution of the Agreement, but before USER takes possession of the Premises. Upon renewal of said policy USER shall furnish to DISTRICT a Certificate evidencing USER'S continued insurance coverage as required herein.
 - The DISTRICT may accept, should USER elect to provide, a Certificate of Self-Insurance. The limits of such self-insurance coverage shall meet or exceed those stated herein.
- 6.3. USER and DISTRICT shall have no financial obligation to each other under this Use Agreement, except as herein expressly provided.
- 6.4. The parties expressly recognize and intend that in consideration of this Use Agreement which is solely for USER's benefit, that DISTRICT is not to incur any liability whatsoever, for any injury, death, or property damage arising from any use of the PREMISES or the IMPROVEMENTS by persons who gain entry through openings or areas provided for USER's use.
- 6.5. DISTRICT, its Board, any authorized officer, engineer, employee, contractor, through its agents or representatives, shall have full right and

authority to enter in and upon PREMISES at any and all reasonable times during the term of this Use Agreement all without interference or hindrance by USER, its agents, officers, contractors, employees, or representatives for the purpose of inspecting the same and to serve or post any notice required or permitted by law for protection of any right or interest of DISTRICT.

- 6.6. Except as to fuels, lubricants and products associated with motorized vehicles, equipment, gardening or maintenance-related substances, or all of the above, USER shall not cause or allow the presence, use, storage, or disposal of any hazardous substances on or about the PREMISES without the prior written consent of the DISTRICT which consent shall not be unreasonably denied. In the event of spillage, leakage or escape or any hazardous substance onto the PREMISES, USER shall immediately notify DISTRICT by calling (800) 675-4357. If the spillage, leakage or escape was caused by USER, USER shall promptly remove any such substance from the PREMISES to the DISTRICT's satisfaction. In addition to removing any of USER's hazardous substances, USER shall be liable for and reimburse DISTRICT for any and all cost and expenses that DISTRICT may incur or suffer as a result thereof. Such responsibility shall include cost or expenses as DISTRICT may incur by reason of Federal, State, local or other authoritative agency's laws and regulations. Notwithstanding the foregoing, USER shall have no responsibility regarding any spill, leak or escape associated with any of DISTRICT's tenants, licensees or easement holders.
- 6.7. Any notice to be given or document to be delivered by DISTRICT or USER to the other party may be delivered in person to either party or by private courier or may be deposited in the United States mail, duly registered or certified, with postage prepaid and addressed to the party for whom intended as follows:

To DISTRICT:

Los Angeles County Flood Control District
Attention SMP Division
P.O. Box 1460
900 South Fremont Avenue, Alhambra, CA 91802-1460
tel.: (626) 458-7065 or (626) 458-7072; fax (626) 289-3618
for Emergencies, contact (626) 458-HELP (4357)

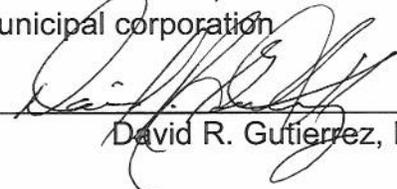
To USER:

City of San Gabriel
Parks and Recreation
Attention: _____
250 South Mission Drive, San Gabriel, CA 91776
626-308-5875

Parks and Recreation
Attention: Director of Parks and Recreation
250 South Mission Drive, San Gabriel, CA 91776
626-308-5875

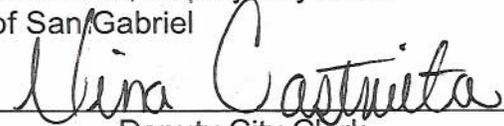
IN WITNESS WHEREOF, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, by order of its Board of Supervisors, has caused this Use Agreement to be subscribed by the Chair of the Board of Supervisors and the seal of the DISTRICT to be affixed hereto and attested by its executive Officer of the Board of Supervisors, and the CITY has hereunto subscribed their names, the date and year first above written.

CITY:
City of San Gabriel,
a municipal corporation

By  12-1-10
David R. Gutierrez, Mayor Date

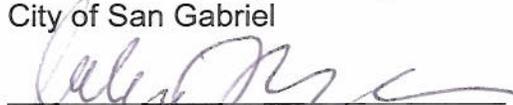
ATTEST:

Nina Castruita, Deputy City Clerk
City of San Gabriel

By: 
Deputy City Clerk

APPROVED AS TO FORM:

Robert Kress, City Attorney
City of San Gabriel

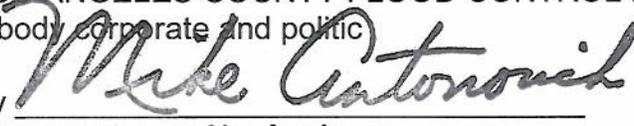

City Attorney

ADOPTED
BOARD OF SUPERVISORS
CITY OF LOS ANGELES

#22 FEB 1 2011


SACHI A. HAMAI
EXECUTIVE OFFICER

DISTRICT:
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By 
MAYOR, County of Los Angeles.

77470



ATTEST:

Sachi A. Hamai, Executive Officer
of the Board of Supervisors of the County of Los Angeles

By: *C. T. Tal*
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: *ASO*

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By: *C. T. Tal*
Deputy

77470

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#22 FEB 1 2011

S. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 1st day of February, 2011, the facsimile signature of MIKE ANTONOVICH, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM

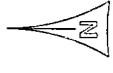
ANDREA SHERIDAN ORDIN.
County Counsel

By [Signature]
Deputy

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

LA COUNTY DEPARTMENT OF PUBLIC WORKS
 SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION
 EXHIBIT MAP - PROPOSED USE AGREEMENT
 (IMPROVEMENT OF VINCENT LUGO PARK)
ALHAMBRA WASH (REF. MAP: 26-RW3.2 J)
 PREPARED BY: A MERCADO DATE: 6-17-2010



NOT TO SCALE

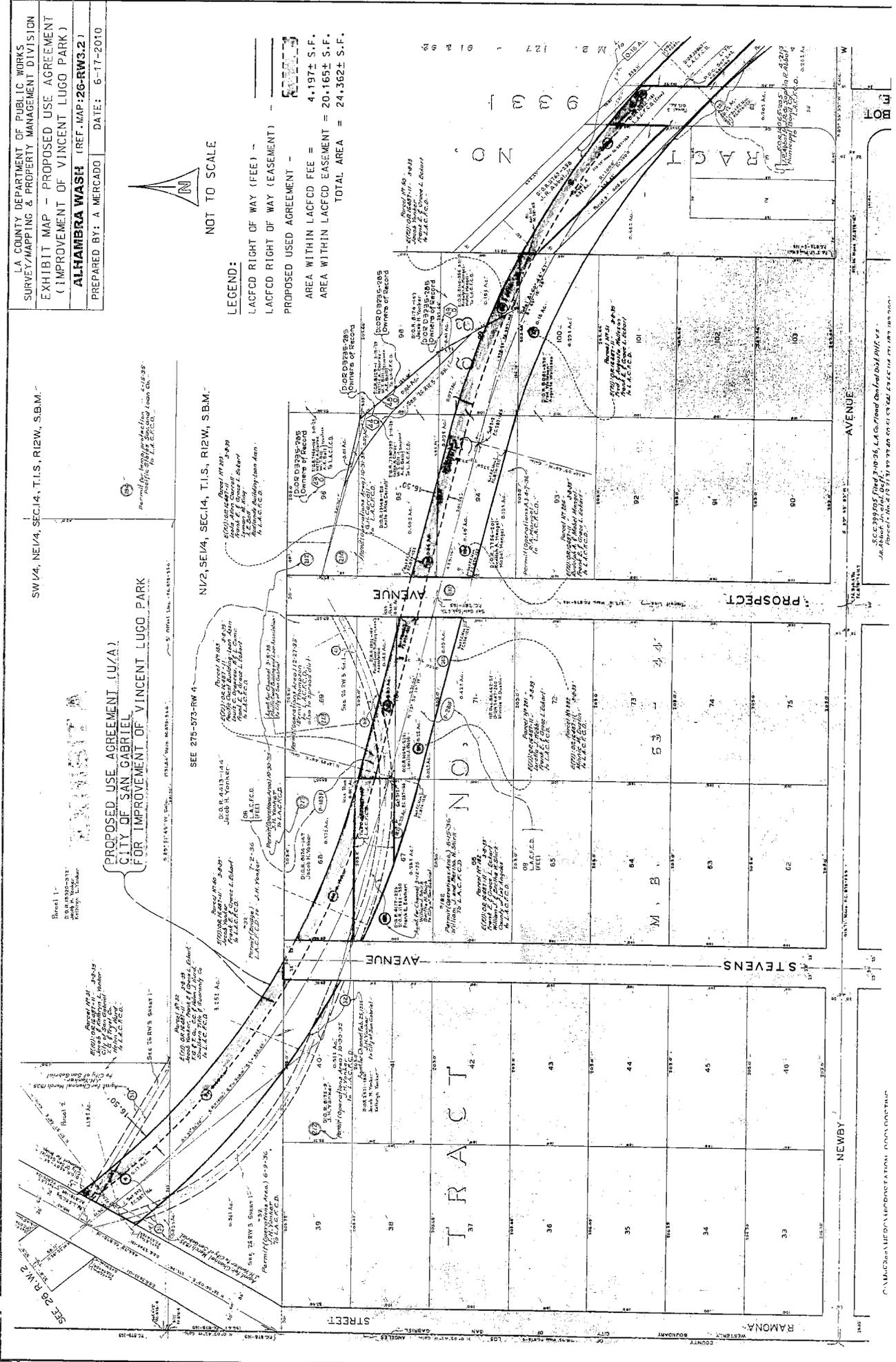
LEGEND:

- LACFCD RIGHT OF WAY (FEE) - [Symbol]
- LACFCD RIGHT OF WAY (EASEMENT) - [Symbol]
- PROPOSED USED AGREEMENT - [Symbol]
- AREA WITHIN LACFCD FEE = 4.197± S.F.
- AREA WITHIN LACFCD EASEMENT = 20.165± S.F.
- TOTAL AREA = 24.362± S.F.

SW 1/4, NE1/4, SE1/4, T1.S., R12W, S.B.M.

**PROPOSED USE AGREEMENT (U/A)
 CITY OF SAN GABRIEL
 FOR IMPROVEMENT OF VINCENT LUGO PARK**

N1/2, SE1/4, SEC.14, T1.S., R12W, S.B.M.



SEC. 14, T1.S., R12W, S.B.M. LA. Co. Record Book 14, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

CITY OF SAN GABRIEL

425 SOUTH MISSION DRIVE, SAN GABRIEL, CALIFORNIA 91776

Phone: (626) 308 - 2806 Fax: (626) 458 - 2830

Website: www.sangabrielcity.com E-Mail: Gsong@sgch.org

NOTICE OF DETERMINATION

Subject: filing Notice of Determination in compliance with provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 21108 or 21152).

TO: ENVIRONMENTAL FILING
12400 EAST IMPERIAL HWY. RM. 1101
NORWALK, CA 90650

FROM: CITY OF SAN GABRIEL
425 S. MISSION DRIVE
SAN GABRIEL, CA 91776
GRACE J. SONG
(626) 308-2806 EXT. 4626

FILED

JUL 09 2007

CONNOR B. MCGORMACK, COUNTY CLERK
[Signature]
N. BAHAKYAN, DEPUTY

DATE: July 9, 2007

PROJECT TITLE: Planning Case No. PL-06-190 (Conditional Use Permit) **

PROJECT LOCATION (include County): 320 Clary Avenue, City of San Gabriel (County of Los Angeles) **

(** Typo—see attached Mitigated Negative Declaration for correct info.)

PROJECT DESCRIPTION: The renovation of Vincent Lugo Park will preserve, expand and improve the park's open space and develop better access to recreational activities.

- An interpretive walking trail will run along the Alhambra Wash on the park's southern edge. This trail will be the first piece in what is planned to be a series of trails linking vital areas of the city - from the historic Mission District to the north to the vibrant Valley Boulevard commercial district to the south. In addition to the planned trail component, the park will provide a variety of active and passive recreational opportunities.
- The existing culturally and historically significant La Laguna de San Gabriel Play Area will be preserved.
- Other recreational elements planned for the renovation project include the addition of a youth-sized sports field, renovation of features of the existing baseball field, a youth playground, a tot lot including a water feature, new picnic shelters, picnic tables, BBQs, park benches and the addition of a bandstand structure. These elements, along with the trail, will help provide safe and accessible recreational opportunities for youth, adults and families.
- Landscaping improvements will include the creation of a dry bed collection channel and river bed bank and basin, hydro seeding to create additional open green space, the planting of approximately 100 additional trees to create groves and the replacement of existing landscaping with drought-tolerant, native plant species appropriate to a river habitat.
- Another aspect of the project includes the relocation and construction of the maintenance yard from the center of the park to the southeast end of the property adjacent to McKinley School on Manley Drive.

Finally, pedestrian-accessibility will be improved through closing off vehicular access to the park at Prospect Avenue and enhanced security lighting.

The features included in the park revitalization project contribute to implementation of the City of San Gabriel's general plan by improving the public open space, improving access to public open space and recreational activities, connecting open space with trails, and involving the public through education and outreach programs.

THIS NOTICE WAS POSTED

ON JUL 09 2007

UNTIL AUG 08 2007

REGISTRAR-RECORDER/COUNTY CLERK

07 0026150

Project Phasing

The project consists of developing and implementing a master plan for the renovation of Vincent Lugo Park. Development of the master plan is comprised of three phases:

1. A needs assessment phase that reviews information about the site including topographic and survey documents, conceptual plans and a recommended plant species list, site visits noting opportunities and constraints such as utilities, orientations, sun and shade considerations, grading, existing plants, and hardscape materials;
2. A conceptual design phase to define the requirements and standards to be utilized in the design, and review alternatives to agree upon a preferred design direction; and]
3. A design development phase to establish the preferred options including defining the character and essentials of the project and the preparation of the site improvements plan, plus the selection of materials for the hardscape, landscape, and structures. The project also includes the construction of the preferred design option.

This is to advise that the City of San Gabriel has approved the above-described project on July 3, 2007 and made the following determinations regarding same;

1. The project in its approved form will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, made a condition of approval of the project.
4. A mitigation reporting or monitoring plan was, was not, adopted for this project.
5. A Statement of Overriding Considerations was, was not, adopted for this project.
6. Findings were, were not, made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at the City Hall Planning Division, 425 S. Mission Drive, San Gabriel, CA 91776.



GRACE J. SONG, ASSOCIATE PLANNER
CITY OF SAN GABRIEL PLANNING DIVISION
DATE: 07/09/2007

FILED

JUN 12 2007

CONNIE B. McCORMACK, COUNTY CLERK
N. SAHAKYAN DEPUTY

SAN GABRIEL

425 SOUTH MISSION DRIVE, SAN GABRIEL, CALIFORNIA 91776

Phone: (626) 308 - 2806 Fax: (626) 458 - 2830

Website: www.sangabrielcity.com E-mail address: gsong@sgch.org

NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

Date: June 4, 2007

NOTICE: Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 21100 et. Seq.), the City of San Gabriel has determined that the project referenced hereinafter will not have a significant effect on the environment. A draft negative declaration has been prepared for review and approval in connection with project approvals and mitigation measures that the City proposes to impose on the project.

PROJECT TITLE: Planning Case No. PL-07-070 (Vincent Lugo Park Master Plan)

PROJECT LOCATION: Vincent Lugo Park (southeast corner of Ramona Street and Wells Street)

PROJECT DESCRIPTION: The renovation of Vincent Lugo Park will preserve, expand and improve the park's open space and develop better access to recreational activities. An interpretive walking trail will run along the Alhambra Wash on the park's southern edge. This trail will be the first piece in what is planned to be a series of trails linking vital areas of the city - from the historic Mission District to the north to the vibrant Valley Boulevard commercial district to the south. In addition to the planned trail component, the park will provide a variety of active and passive recreational opportunities. The existing culturally and historically significant La Laguna de San Gabriel Play Area will be preserved. Other recreational elements planned for the renovation project include the addition of a youth-sized sports field, renovation of features of the existing baseball field, a youth playground, a tot lot including a water feature, new picnic shelters, picnic tables, BBQs, park benches and the addition of a bandstand structure. These elements, along with the trail, will help provide safe and accessible recreational opportunities for youth, adults and families. Landscaping improvements will include the creation of a dry bed collection channel and river bed bank and basin, hydro seeding to create additional open green space, the planting of approximately 100 additional trees to create groves and the replacement of existing landscaping with drought-tolerant, native plant species appropriate to a river habitat. Finally, pedestrian-accessibility will be improved through closing off vehicular access to the park at Prospect Avenue and enhanced security lighting. The features included in the park revitalization project contribute to the City of San Gabriel's overall goals by improving the public open space, improving access to public open space and recreational activities, connecting open space with trails, and involving the public through education and outreach programs.

PROJECT PROPONENT: City of San Gabriel
425 S. Mission Drive, San Gabriel, CA 91776

A Copy of the Initial Study, documenting reasons to support the findings that said project would not have a significant effect and containing any mitigation measures proposed to be included in the project to avoid potentially significant effects, is attached hereto for public review and available at the Planning Division. An Environmental Impact Report is not required for this project.

Signature	
Grace J. Song	Associate Planner (626) 308-2806, ext. 4626
Contact Person	Title Telephone Number

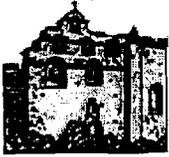
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THIS NOTICE WAS POSTED
ON JUN 12 2007
UNTIL JUL 12 2007
REGISTRAR-RECORDER/COUNTY CLERK

RECEIVED
JUL 16 2007
DEPT. OF FINANCE
CITY OF SAN GABRIEL

JUL 09 2007

LOS ANGELES, COUNTY CLERK



CITY OF SAN GABRIEL

ENVIRONMENTAL CHECKLIST FORM

1. Project title: **Planning Case No. PL-07-070 (Vincent Lugo Park Master Plan)**
2. Lead agency name and address: **City of San Gabriel, 425 S. Mission Drive, San Gabriel, CA 91776**
3. Contact person and phone number: **Grace J. Song: (626) 308-2806, ext. 4626**
4. Project location: **Vincent Lugo Park (Southeast corner of Ramona Street and Wells Street), San Gabriel, CA 91776**
5. Project sponsor's name and address: **City of San Gabriel Community Development Department**
6. General plan designation: **Open Space and Public Facilities**
7. Zoning: **Public Facility/Open Space**
8. Description of project: *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)*

The renovation of Vincent Lugo Park will preserve, expand and improve the park's open space and develop better access to recreational activities.

- An interpretive walking trail will run along the Alhambra Wash on the park's southern edge. This trail will be the first piece in what is planned to be a series of trails linking vital areas of the city – from the historic Mission District to the north to the vibrant Valley Boulevard commercial district to the south. In addition to the planned trail component, the park will provide a variety of active and passive recreational opportunities.
- The existing culturally and historically significant La Laguna de San Gabriel Play Area will be preserved.
- Other recreational elements planned for the renovation project include the addition of a youth-sized sports field, renovation of features of the existing baseball field, a youth playground, a tot lot including a water feature, new picnic shelters, picnic tables, BBQs, park benches and the addition of a bandstand structure. These elements, along with the trail, will help provide safe and accessible recreational opportunities for youth, adults and families.
- Landscaping improvements will include the creation of a dry bed collection channel and river bed bank and basin, hydro seeding to create additional open green space, the planting of approximately 100 additional trees to create groves and the replacement of existing landscaping with drought-tolerant, native plant species appropriate to a river habitat.
- Another aspect of the project includes the relocation and construction of the maintenance yard from the center of the park to the southeast end of the property adjacent to McKinley School on Manley Drive.

Finally, pedestrian-accessibility will be improved through closing off vehicular access to the park at Prospect Avenue and enhanced security lighting.

The features included in the park revitalization project contribute to implementation of the City of San Gabriel's general plan by improving the public open space, improving access to public open space and recreational activities, connecting open space with trails, and involving the public through education and outreach programs.

Project Phasing

The project consists of developing and implementing a master plan for the renovation of Vincent Lugo Park. Development of the master plan is comprised of three phases:

1. A needs assessment phase that reviews information about the site including topographic and survey documents, conceptual plans and a recommended plant species list, site visits noting opportunities and constraints such as utilities, orientations, sun and shade considerations, grading, existing plants, and hardscape materials;
2. A conceptual design phase to define the requirements and standards to be utilized in the design, and review alternatives to agree upon a preferred design direction; and
3. A design development phase to establish the preferred options including defining the character and essentials of the project and the preparation of the site improvements plan, plus the selection of materials for the hardscape, landscape, and structures. The project also includes the construction of the preferred design option.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

North: Single-Family Residential development in the R-1 single family residential zone north of Wells Avenue, comprised mostly of single- and two-story residences built after 1930;

South: Multi-Family Residential development in the R-2 and R-3 multiple family residential zones located directly south of the Alhambra Wash;

East: Open Space and Public Facilities (Mc Kinley Elementary School) along the park's eastern boundary;

West: Single-Family, Multi-Family Residential and Almanson Park in the City of Alhambra, located to the west across New Avenue and Ramona Street. These developments are actually separated at some distance from the park by two roadways, medians, the wash, and park space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy; County of Los Angeles Department of Public Works; Los Angeles County, and the San Gabriel Unified School District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 

Date: June 4, 2007

Printed Name: Grace J. Song, Associate Planner

For: City of San Gabriel

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a.) Earlier Analysis Used. Identify and state where they are available for review.
- b.) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c.) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, including a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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ISSUES

I. AESTHETICS. *Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. *Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. *Would the project:*

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

IV. BIOLOGICAL RESOURCES. *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

V. CULTURAL RESOURCES. *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. *Would the project:*

a) Expose people or structures to potential substantial adverse affects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

IX. LAND USE AND PLANNING. *Would the project:*

a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

X. MINERAL RESOURCES. *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

XI. NOISE. *Would the project result in:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

XII. POPULATION AND HOUSING. *Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

XIII. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?			X	
v) Other public facilities?				X

XIV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

XV. TRANSPORTATION / TRAFFIC. *Would the project:*

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

SOURCES CITED IN THE EVALUATION OF ENVIRONMENTAL IMPACTS

Planning Case PL-07-070
Vincent Lugo Park Master Plan
(Southeast corner of Ramona and Wells Street)

1. *Ingredients for Success*, the Comprehensive General Plan of the City of San Gabriel, 2004
2. The Comprehensive General Plan Background Report of the City of San Gabriel, 2004
3. Environmental Evaluation, City of San Gabriel General Plan, 2004
4. Zoning Ordinance, City of San Gabriel
5. Conceptual Master Plan For Vincent Lugo Park dated May 10, 2007
6. A Tree Report dated May 21, 2007
7. A Hydrology Study dated August 27, 2004
8. Environmental Mitigation Measures – Attachment A
9. Notice of Proposed Negative Declaration Distribution List – Attachment B
10. San Gabriel La Laguna De San Gabriel City Architect's Work Program – Attachment C
11. Lugo Park Public Input Opportunities – Attachment D

All documents cited above are available for review at the City of San Gabriel Community Development Department, 425 South Mission Drive, San Gabriel, CA 91776. The office hours are Monday through Friday between 8:00 a.m. and 5:00 p.m., except Tuesday until 6:30 p.m.

EXPLANATION OF POTENTIAL ENVIRONMENTAL IMPACTS

Vincent Lugo Park Master Plan (Southeast corner of Ramona and Wells Street)

I. AESTHETICS

- d. Light and Glare: Increased light and glare may be produced by upgraded lighting at the baseball field, replacement of aging electrical system, enhanced pedestrian lighting, and new pathway lights along the Alhambra Wash. Parks and Recreation Department has chosen new light poles to be constructed for the baseball field that will be more energy conscious but will also improve luminaire efficiency. The new lights may be higher intensity but will have less spillage than existing poles. Any brighter intensity lighting is provided to increase security for the patrons of the park during evening hours. To reduce the impact on adjacent properties any new exterior lighting or security illumination will be directed away or shielded from adjacent properties as part of the plan check review and construction process. A lighting spread study and evening field test for light spillage will be conducted to address potential concerns.

Additionally, new lighting is proposed for the Parks Maintenance Facility which will be limited to shoebox lighting so as to minimize any potential glare. The height of the lighting fixtures will be no higher than existing fixtures.

Level of Significance After Mitigation: With mitigation measures in place, any significant impact of light and glare will be reduced to a level of insignificance.

IV. BIOLOGICAL RESOURCES

- e. Tree Preservation Ordinance: A Tree Report, dated May 21, 2007 has been prepared by the City's consulting arborist. There are 11 trees protected by the City's Tree Preservation Ordinance, three of which are Italian Stone Pines, two Canary Island Pines, one Coast Redwood, two Jacarandas, two Carrotwoods, and one Southern Magnolia. Two Italian Stone Pines are recommended for removal due to existing poor condition and liability to the City. Both of these trees have a severe lean over the parking lot, pedestrian trails, and picnic tables. Complicating the lean are numerous trunk wounds with decay and evidence of a past history of branch and trunk failure. Two Pine trees (Stone Pine and Canary Island Pine) are identified as a possibility to preserve depending on the extent of encroachments near the trunk bases and root zones. Once it is determined that these trees can be preserved, a determination will be made as to the viability of the root system and placement of temporary protection fencing around the trees. The remaining 5 trees will be removed as a result of the proposed renovation.

Level of Significance After Mitigation: The removal of the trees will be mitigated with approximately over 100 new replacement trees. Staff finds that with this mitigation measure in place, any significant impact will be reduced to a level of insignificance.

V. CULTURAL RESOURCES

- a. Historical Resource: A group of residents, now known as the Friends of La Laguna, formed to support the preservation of La Laguna de San Gabriel, also known as Dinosaur or Monster Park

in October 2006. With the help and hard work of this community group, the City has learned a great amount of information about La Laguna and its artist, Benjamin Dominguez. We have also learned about the importance of this play area to many of our residents and of its importance as a cultural and historic landmark for our community.

In December 2006, in response to these efforts, the City provided a proposal to the Friends of La Laguna to identify a process by which the City could evaluate and conserve the La Laguna play area, and by which safety and disabled access could be appropriately addressed. This initial proposal was followed by a second-phase proposal in January 2007 which further developed a common agreement for addressing the aforementioned issues. More detailed historical information on the art pieces is available on a compact disc at City Hall Community Development Department or the Parks and Recreation Department.

The existing La Laguna De San Gabriel Play Area will remain with all existing site furnishings to be preserved due to historical cultural significance. A cultural resource evaluation will be prepared to provide the background historical material for the HABS (Historic American Buildings Survey)/HAER (Historic American Engineering Record) documentation. Attached is the City's Work Program to delimit and protect the play area. The Friends of La Laguna which is a non-profit organization has applied for grant funds to obtain historical status under the California Register of Historic Places. Since then, the City's preservation architect has developed a proposed strategy documenting the steps needed to conserve La Laguna, which has been shared with their representative. In a meeting June 20, 2007 (subsequent to the noticing of the draft document), the City's staff agreed to several additional measures including:

- a. The protection and incorporation of two elements which lie partially outside the conservation zone. These are the "dock" which lies along the northern edge of the play area, and the sign.
- b. Use of existing luminaires wherever possible to reflect the play area's original appearance, and use of a similarly styled replacement light in those cases where the existing poles cannot be preserved or rewired.
- c. Designation of an additional "study zone" around the La Laguna, shown on a sketch plan in the office of the Parks and Recreation Director, based on the original construction zone. Within this area, City and La Laguna representatives will collaborate on transitional landscaping, design of shelters, and ensuring that context-critical landscape elements that support the National Register and State Register nominations can be preserved.

Level of Significance After Mitigation: If all mitigation measures are incorporated as described above, any potential impacts will be reduced to a level of insignificance.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. *Public or environmental hazard:* Part of the project includes the relocation and construction of a new Parks Maintenance Facility. This facility stores hazardous materials limited to pesticides (5 gallons), round up (5 gallons), and gas (30 gallons in 5 gallon containers) for the maintenance of all parks and recreational facilities in the City. The existing maintenance facility was built in 1960-1961 and will be replaced with a newer building with upgraded construction materials and standards. The replacement with a new building will increase the general safety of stored hazardous materials and reduce any exposure to potential hazardous materials.

Level of Significance: The standards of development for the new facility will actually reduce the potential for hazards, and therefore this impact is determined to be less than significant.

VIII. HYDROLOGY AND WATER QUALITY

b-e. Drainage Pattern Impacts: The Vincent Lugo Park adjoins the Alhambra Wash to the south. Based on the City's *General Plan Background Report*, the creation of the flood channel was to keep the City safe from flooding as a result of floods experienced in 1934 and 1938. The creation of the box culverts reduces the natural capacity of the watershed to fulfill its function as a natural landscape with its adjoining properties. A Hydrology Study, dated August 27, 2004 reviewed the existing drainage patterns for the site. It concluded that it is reasonable to expect that runoff from storm events up to 10-year return frequency could be captured and retained on-site for groundwater recharge.

Recommendations include a preliminary soils report to determine the feasibility of how much groundwater can be recharged given the soils conditions on the site.

Grading and drainage plans will be required by the City to show full compliance with all storm water management regulations so as to mitigate potential drainage deficiencies. Furthermore, a drainage study, including supporting hydraulic and hydrological data will be required. The study shall confirm or recommend changes to the City's existing drainage system by identifying off-site and on-site storm water runoff impacts resulting from the project. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

Level of Significance After Mitigation: If any mitigation measures are required and implemented, the potentially significant impacts will be mitigated to a level of insignificance.

XI. NOISE

c. Increase Ambient Noise Levels: The addition of a youth-sized athletic field will increase active open space, resulting in increased noise levels. However, no lighting is proposed for this field although the electrical infrastructure will be installed for the potential of future lighting to be installed. The City Council has not determined that this is part of the project at this time. If any future lighting is installed, impacts will be evaluated at that time. Although there will be greater noise levels with increased activities, the use of the field will be limited to daytime hours, mostly on weekends, when there is natural light. While the park is open from 7:30 a.m. to 10 p.m., it is unlikely that the new field will be used in the evening hours, except during summer periods when the sun sets later in the evening.

d. Temporary Increase Ambient Noise Levels: A temporary increase in noise levels is to be expected during construction of the project. Adherence to City regulations about the hours of construction will minimize noise impacts on adjacent uses. Construction is limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. Construction activity is prohibited on Sundays and holidays per SGMC Section 150.003.

Level of Significance After Mitigation: Adherence to regulations about the hours of the park and construction activities which are prescribed mitigation measures will minimize noise impacts on adjacent uses; therefore any potentially significant noise generated will be less than significant.

XIII. PUBLIC SERVICES: PARKS

- iv. Parks: See XIV. Recreation below.

XIV. RECREATION

- a,b. Recreational Facilities: The master plan aims to provide a variety of recreational opportunities. User groups interested in active recreational opportunities may hike along the proposed interpretive walking trail, utilize the youth sports field or baseball field, or play in the youth playground area or wading pool. The renovation of the park will enhance the park's interface with the Alhambra Wash, while providing opportunities to educate the public about this important watershed resource. This is done through an interpretive walking trail linking the community with the park and the Alhambra Wash. This will be a key segment in a future trail system linking Valley Blvd. commercial district in the south and the historic Mission District in the north. The Lugo Park Trail will be an educational journey, guided by interpretive displays, which will explain the important role water has played in the founding, growth and maturity of the San Gabriel community. The interpretive displays will include both informational kiosks and signage.

Level of Significance: Since these planned improvements are a renovation to the existing park, and not increasing or expanding the park area, the impacts are not expected to be significant and are consistent and called for in the City's 2004 General Plan and the 2006 Valley Boulevard Specific Plan.

XV. TRANSPORTATION/TRAFFIC

- f. Parking Capacity: While the Municipal Code does not have minimum parking standards for public parks, there is a net reduction of two (2) parking spaces, from 107 to 105 spaces. This represents a reduction of only 1.9%, which would not be significant. The proposal is a renovation of the existing park, and not increasing or expanding the park area.

In addition, a bridge across the Alhambra Wash is proposed but the precise location is unknown as this time until further studies of the City's Capital Improvement Program (CIP) is completed. A separate environmental analysis will be conducted as part of the CIP program for this particular project. There is potential to alleviate some parking demand if this bridge is constructed.

Level of Significance: Less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The subject site does not contain the habitat of a fish or wildlife species and therefore the approval of the project would not cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce or restrict the range of a rare or endangered plant or animal. Likewise, approval of the project would not eliminate examples of major periods of California history or prehistory. The existing La Laguna De San Gabriel Play Area is to be determined as to whether the area and all existing site furnishings will be preserved due to historical cultural significance. A cultural resource evaluation will be prepared to provide the background historical material for the HABS/HAER

documentation. A separate environmental analysis will be prepared to address this, and therefore is not a part of this review.

- b. The cumulatively considerable impacts of the individually limited project are not expected to be significant and are consistent and called for by the City's General Plan Background Report and 2005 Updated General Plan. As conditioned with the proposed mitigation measures, the cumulative impact of the individually limited project impacts will not be considerable.
- c. No substantial direct or indirect adverse environmental effects on human beings can be expected from this project due to the mitigation measures proposed. Mitigation measures are attached.

Grace J. Song
Name


Signature

06/04/2007
Date

Associate Planner, San Gabriel Planning Division
Title

ATTACHMENT A

ENVIRONMENTAL MITIGATION MEASURES

Vincent Lugo Park Master Plan
(Southeast corner of Ramona and Wells Street)

I. AESTHETICS

- a. The design of the pathway lighting will be reviewed and approved by the Planning and Building Divisions to identify and mitigate any potential light spill on adjoining properties.
- b. Prior to installation of any electrical lighting, a spread study shall be submitted and approved by the Community Development Department and Police Department to show lighting spillage on the property that exceeds current standards.
- c. All lighting fixtures will be adjusted accordingly to reduce the impact on adjacent residential properties. Prior to any issuance of a Notice of Completion to electrical contractors, the Parks and Recreation Department will conduct an evening evaluation of the lighting after installation to ensure flare and lighting is minimized.
- d. No lighting fixtures are proposed for the open athletic field but the sub-circuit infrastructure will be installed to accommodate future lighting. Any additional lighting not part of this project will be subject to a separate environmental review.
- e. Only shoebox lighting fixtures with directional adjustment capability will be allowed on the new Park Maintenance facility.

IV. BIOLOGICAL RESOURCES

- f. Approximately over 100 new replacement trees shall be planted within the park.

V. CULTURAL RESOURCES

- g. The existing La Laguna De San Gabriel Play Area will remain with all existing site furnishings and be preserved due to historical cultural significance. A cultural resource evaluation will be prepared to provide the background historical material for the HABS (Historic American Buildings Survey)/HAER (Historic American Engineering Record) documentation. The City's Work Program (attached) to delimit and protect the play area will be followed.
- h. The protection and incorporation of two elements which lie partially outside the conservation zone will also be preserved. These are the "dock" which lies along the northern edge of the play area, and the sign.
- i. Use of existing luminaries wherever possible to reflect the play area's original appearance, and use of a similarly styled replacement light in those cases where the existing poles cannot be preserved or rewired.
- j. Designation of an additional "study zone" around the La Laguna, shown on a sketch plan in the office of the Parks and Recreation Director, based on the original construction zone. Within this area, City and La Laguna representatives will collaborate on transitional landscaping, design of shelters, and ensuring that context-critical landscape elements that support the National Register and State Register nominations can be preserved.

VIII. HYDROLOGY AND WATER QUALITY

- k. Grading and drainage plans shall be submitted to the City Engineering Division to show full compliance with all storm water management regulations so as to mitigate potential drainage deficiencies.
- l. A drainage study, including supporting hydraulic and hydrological data shall be submitted. The study shall confirm or recommend changes to the City's existing drainage system by identifying off-site and on-site storm water runoff impacts resulting from the project.
- m. A drainage study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures. All proposed mitigation measures to minimize potentially significant impacts should be implemented to reduce the impacts to less than significant.

XI. NOISE

- n. Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. Construction activity is prohibited on Sundays and holidays per SGMC Section 150.003.

ATTACHMENT B

NOTICE OF PROPOSED NEGATIVE DECLARATION DISTRIBUTION LIST

Vincent Lugo Park Master Plan (Southeast corner of Ramona and Wells Street)

1. San Gabriel Unified School District
408 Junipero Serra Drive
San Gabriel, CA 91776
2. L.A. County Dept. of Public Works
Land Division
ATTN: Mr. Suk Chong
P.O. Box 1460
Alhambra, CA 91802-1460
3. San Gabriel County Water District
8366 East Grand Avenue
Rosemead, CA 91770
4. California American Water Company
2020 Huntington Drive
San Marino, CA 91108-8338
5. Southern California Water Company
630 East Foothill Boulevard
San Dimas, CA 91773
6. Sunnyslope Water Company
1040 El Campo Drive
Pasadena, CA 91107
7. San Gabriel Valley Water Company
11142 Garvey Avenue
El Monte, CA 91734
8. Southern California Edison Company
1000 Potrero Grande
Monterey Park, CA 91754
9. Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773
10. ATTN: Senya Lubisich
Friends of La Laguna
116 N. Del Mar Avenue
San Gabriel, CA 91775

ATTACHMENT C

San Gabriel La Laguna De San Gabriel City Architect's Work Program
February 2, 2007
Revised February 5, 2006

CONSERVATION AND REHABILITATION OF LA LAGUNA DE SAN GABRIEL BY FRIENDS OF LA LAGUNA

Project Responsibilities (Prepared by City)

1. City of San Gabriel
 - Parks and Recreation Department (P&R)
 - Community Development (CD)
 - City Landscape Architect
2. Friends of La Laguna
3. Los Angeles Conservancy

Project Goals (Prepared by City)

1. Prepare preliminary project goals with City Landscape Architect
 - Conservation of sculpture and other original features
 - Landscape rehabilitation
 - Safety
 - ADA
2. Review preliminary goals with City staff (Prepared by City)
 - Parks& Recreation
 - Community Development
3. Review preliminary goals with Friends of La Laguna
4. Revise preliminary goals
5. Prepare La Laguna de San Gabriel Goals
6. Present to City Lugo Park Working Group

Project Preservation and Design Guidelines (Prepared by City)

1. Prepare preliminary preservation and design guidelines with City Landscape Architect
2. Review with City Staff
3. Review with Friends of La Laguna
4. Prepare La Laguna de San Gabriel Preservation and Design Guidelines
5. Present to City Lugo Park Working Group

Project Work Program (Prepared by City)

1. Prepare project work program with City Landscape Architect
 - Sculpture Conservation
 - Landscape Rehabilitation
2. Review work program with City Staff
3. Review work program with Friends of La Laguna
4. Prepare La Laguna de San Gabriel Work Program with City Landscape Architect
5. Present to City Lugo Park Working Group

Project Budget (Prepared by City)

1. Prepare preliminary budget for design and construction
 - Friend of La Laguna funds
 - City funds
2. Review preliminary budget with Friends of La Laguna and LA Conservancy
3. Prepare final La Laguna Restoration Project Budget
4. Present budget to City Lugo Park Working Group for approval

Project Schedule (Prepared by City)

1. Attend meeting with City Landscape Architect to coordinate La Laguna Restoration with Lugo Park Rehabilitation
 - Lugo Park Design Team
 - Parks and Recreation Staff
 - Economic Development Staff
2. Prepare project schedule with City Landscape Architect and City Staff
3. Review proposed schedule with Friends of La Laguna and LA Conservancy
4. Revise project schedule based on discussion with Friends of La Laguna
5. Present project schedule to City Lugo Park Working Committee

Design Team Requirements (Prepared by City)

1. Prepare list of professional required for design team with City Landscape Architect
2. Review design team requirements with City staff
 - Parks and Recreation
 - Economic Development
 - City Lawyer
3. Review design team requirements with Friends of La Laguna
4. Prepare with City staff **Design Team Requirements**
- 5.

Invited Bidders List (Prepared by City)

1. Prepare invited bidders list with Friends of La Laguna and LA Conservancy
2. Review invited bidders with City Staff and City Lawyer
3. Present invited bidders list with City Lugo Park Working Group for approval

Request for Proposal (Prepared by City)

1. Meeting to discuss RFP requirements
 - Economic Development
 - Parks and Recreation
 - City Landscape Architect
 - Friends of La Laguna and Los Angeles Conservancy
2. Assist Economic Development prepare RFP
3. Meeting to review draft RFP with City Staff, Consultant and Friends of La Laguna
4. Assist preparing final RFP
5. Present proposed RFP to City Lugo Park Working Group for approval

Design Team Selection (Friends of La Laguna and LA Conservancy)

1. Review proposals
2. Meet with City Staff and Consultants to review proposals
3. Meet with Friends of La Laguna to select design teams to be interviewed
4. Prepare interview procedures
5. Attend interview
6. Assist selection of team
7. Prepare report to City
8. Review proposed Design Team to City Lugo Park Working Group for approval.
9. Prepare City response to Friends of La Laguna

Contract with Design Team (Friends of La Laguna and LA Conservancy)

1. Attend meeting with Friends of La Laguna and LA Conservancy and City Landscape Consultant to discuss City requirements for Design Team Contract
2. Review draft contract prepared by Friends of La Laguna and LA Conservancy
 - Parks and Recreation
 - Economic Development
 - City Lawyer
3. Attend meeting Design Team and Friends of La Laguna and LA Conservancy to discuss proposed contract
4. Present proposed contract with Design Team to City Lugo Park Working Group
5. Prepare City comments and response to Friends of La Laguna

Project Initiation Meeting (Friends of La Laguna and LA Conservancy)

1. Review Agenda prepared by Friends of La Laguna with City Landscape Consultant
2. City staff review City requirements, safety procedures, contacts with Parks and Recreation
3. Attend meeting with Design Team, Friends of La Laguna, LA Conservancy, City Staff and City Landscape Architect
4. Prepare report of meeting

Preliminary Investigation Findings Presentation (Friends of La Laguna)

1. Attend Design Team Presentation
2. Meet with Friends, LA Conservancy, City Landscape Consultant to review preliminary findings
3. Prepare report of presentation
4. Review findings with City Staff
5. Present findings to City Lugo Park Working Group
6. Prepare comments and direction to proceed from City to Friends of La Laguna

Sculpture Conservation Recommendations and Schematic Design for Landscape Rehabilitation Presentation (Friends of La Laguna)

1. Attend presentation
2. Meet with Friends and Conservancy to review and assess recommendations
3. Present findings to City Staff

4. Present presentation to City Lugo Park Working Group
5. Assist in preparation of directions to Design Team to proceed with preparation of contract documents

Preliminary Design Phase Meetings (Friends of La Laguna)

1. Attend Design Team progress meetings with Friends of La Laguna and City Landscape Architect
(5 Meetings)
2. Prepare joint written reports with City Landscape Architect for City Staff
3. Review issues that arise with City Staff

Preliminary Design Drawings and Outline Cost Estimate (Friends of La Laguna)

1. Attend design Team presentation to Friends of La Laguna, LA Conservancy, City Staff and City Landscape Architect
2. Review design, budget and scheduling issues with City Staff
3. Prepare joint written report with Landscape Architect or meet with City Lugo Park Working Group.
4. Prepare response from City to Friends of La Laguna

25% Complete Contract Documents and Draft Cost Estimate (Friends of La Laguna)

1. Attend Design Team presentation to Friends of La Laguna, LA Conservancy, City Landscape Architect and City Staff
 - Economic Development
 - Parks and Recreation
2. Review plans, budget and scheduling issues with City Staff
3. Prepare joint written report with City Landscape Architect to City Lugo Park Working Team
4. Prepare joint written review with City Landscape Architect from City to Friends of La Laguna and Design Team

50% Completion Landscape Contract Documents and Preliminary Cost Estimate (Friends of La Laguna)

1. Attend Design Team presentation to Friends of La Laguna, LA Conservancy, City Landscape Architect, and City Staff
2. Review design, budget and scheduling issues with City Staff
3. Prepare joint report with City Landscape Architect or make presentation to City Lugo Park Working Group
4. Prepare joint written review with City Landscape Architect from City to Friends of La Laguna

100% Completion Landscape Contract Documents and Final Cost Estimate (Friends of La Laguna)

1. Attend Design Team presentation to Friends of La Laguna, LA Conservancy, City Landscape Architect and City Staff
2. Review design, cost estimate and schedule with City Staff
3. Prepare joint comments with City Landscape Architect

4. Provide consultation to City Engineer, Building Inspector and Permit Technician
5. Attend Friends of La Laguna and Design Team presentation to City Lugo Park Working Group

Request for Proposals (Friends of La Laguna)

1. Meet with Design Team, City Staff, City Landscape Architect to discuss city requirements for construction phase
2. Review Request for Proposal prepared by Design Team
3. Meet with City Staff to review RFP
 - Economic Development
 - Parks and Recreation
4. Request City Lawyer to review RFP
5. Provide proposed RFP to City Lugo Park Working Group
6. Prepare response from City to Friends of La Laguna

Invited Contractor List (Friends of La Laguna)

1. Review City's legal position on using invited bid process
2. Meet with Friends of La Laguna, City Landscape Architect to review propose list of invited Bidders
3. Prepare comments from City

Bid Phase (Friends of La Laguna)

1. Meet with Friends of La Laguna to discuss role of City Consultants
2. Attend site meeting and information sessions with Bidders with City Landscape Architect
3. Review questions that arise with City Staff
4. Attend bid opening session
5. Review proposals
6. Attend interview of top listed Contractors
7. Advise City Staff of selected Contractor

Construction Phase (Friends of La Laguna)

1. Attend Project initiation meeting with City Landscape Architect
2. Attend bi-weekly construction site meeting with City Landscape Architect
3. Provide photographic record of site conditions
4. Provide consultation as unknown issues arise
5. Provide reports to City Staff and City Lugo Park Working Group
6. Arrange site visits with City Lugo Park Working Group
7. Participate with Landscape Architect in final inspection

Project Closeout

1. Participate in project closeout
2. Receive project documentation from Design
3. Organize and submit project documents and photographs to City

HABS/HAER DOCUMENTATION

Prepare Bidders List of Photographers and Landscape Architects

- Obtain recommendations of professionals and firms with HABS/HAER experience
- Contact recommended professionals and firms
- Firms
- Contact list

Prepare List of Work Products

Prepare Request for Proposals

- Write draft
 1. Obtain information fro City Landscape Architect
- Review draft with staff and City Landscape Architect
- Revise draft
- Prepare final document

Review Proposals

- Review proposals
- Discuss proposals with staff and City Landscape Architect
- Review finalists with ?

Interview

- Interview teams

Negotiate Fee

Review Contract

Project Initiation Meeting

Arrange Access to Site

25% Completion Review

- Meeting with team leaders and City Architect

50% Completion Review

- Meeting with team leaders and City Architect

90% Completion Review

- Meeting with team leaders and City Architect

Review Completed Documentation, Photographs and Plans

Sign off for Final Payment

Archive Documents, Photos and Plans

ATTACHMENT D

LUGO PARK PUBLIC INPUT OPPORTUNITIES

- Feb. - June 2004: Report on Park Renovation Project at monthly Parks & Recreation Commission meetings
- September 2004: Needs assessment presented to Parks & Recreation Commission
- October 2004: Parks & Recreation Commission holds community meeting at Lugo Park
- November 2004: Parks & Recreation Commission reviews needs assessment and community input at their monthly meeting
- February 2005: Review of Hydrology Report, Needs Assessment, Conceptual Design, Timeline at Parks & Recreation Commission
- March 2005: Conceptual design alternatives presented to Parks & Recreation Commission and City Council
- April 2005: Revised conceptual design alternatives presented to Parks & Recreation Commission and City Council
- May 2005: Parks & Recreation Commission holds community meeting at Lugo Park, further refines the master plan
- October 2005: Presentation of Master Plan to Parks & Recreation Commission
- November 2005: Lugo Park Master Plan approved by City Council
- December 2005: Update on Master Plan presented to Parks & Recreation Commission
- February 2006: Update on Master Plan presented to Parks & Recreation Commission
- March, May, and June 2006: Update on Project funding to Parks & Recreation Commission
- October, November, and December 2006: Update on Park Renovation Project at monthly Parks & Recreation Commission meetings
- February and March 2007: Report on Park Renovation Project at monthly Parks & Recreation Commission meetings
- April 2007: Presentation of Revised Site Plan to Parks & Recreation Commission
- May 2007: Review of Revised Site Plan, Tree Report and Timeline at Parks & Recreation Commission monthly meeting

**ATTACHMENT E
VINCENT LUGO PARK MASTER PLAN
MITIGATION AND MONITORING PROGRAM**

PROJECT TITLE:
Planning Case No. PL-07-070: Vincent Lugo Park Master Plan

PROJECT LOCATION:
Southeast corner of Ramona Street and Wells Street

IMPACT	MITIGATION MEASURE	RESPONSIBLE DIVISION	LEVEL OF SIGNIFICANCE AFTER MITIGATION	BENCHMARK DATE	DATE COMPLETED	INITIALS
Section IV. Aesthetics d. Light and Glare	The design of the pathway lighting will be reviewed and approved. Prior to installation of any electrical lighting, a spread study shall be reviewed and approved by the Community Development Department and Police Department to show lighting spillage on the property that exceeds current standards. All lighting fixtures will be adjusted accordingly to reduce the impact on adjacent residential properties. Prior to any issuance of a Notice of Completion to electrical contractors, the Parks and Recreation Department will conduct an evening evaluation of the lighting after installation to ensure flare and lighting is minimized. No lighting fixtures are proposed for the open athletic field but the sub-circuit infrastructure will be installed to accommodate future lighting. Any additional lighting not part of this project will be subject to a separate environmental review. Only shoebox lighting fixtures will be allowed on the new Park Maintenance facility.	Planning and Building Divisions Planning Division and Police Department Parks & Recreation Department Parks & Recreation Department/ Planning Division Parks & Recreation Division	Not Significant Not Significant Not Significant Not Significant Not Significant			
Section IV. Biological Resources e. Tree Preservation Ordinance	Approximately over 100 new replacement trees shall be planted within the park.	Parks & Recreation Department	Not Significant			
Section V. Cultural Resources						

**ATTACHMENT E
VINCENT LUGO PARK MASTER PLAN
MITIGATION AND MONITORING PROGRAM**

IMPACT	MITIGATION MEASURE	RESPONSIBLE DIVISION	LEVEL OF SIGNIFICANCE AFTER MITIGATION	BENCHMARK DATE	DATE COMPLETED	INITIALS
a. Historic Resource	<p>The existing La Laguna De San Gabriel Play Area will remain with all existing site furnishings and be preserved due to historical cultural significance. A cultural resource evaluation will be prepared to provide the background historical material for the HABS (Historic American Buildings Survey)/HAER (Historic American Engineering Record) documentation. The City's Work Program (attached) to delimit and protect the play area will be followed.</p>	Planning Division	Not Significant			
a. Historic Resource	<p>The protection and incorporation of two elements which lie partially outside the conservation zone will also be preserved. These are the "dock" which lies along the northern edge of the play area, and the sign.</p>	Parks & Recreation/ Planning Division	Not Significant			
	<p>Use of existing luminaries wherever possible to reflect the play area's original appearance, and use of a similarly styled replacement light in those cases where the existing poles cannot be preserved or rewired.</p>	Parks & Recreation/ Planning Division	Not Significant			
	<p>Designation of an additional "study zone" around the La Laguna, shown on a sketch plan in the office of the Parks and Recreation Director, based on the original construction zone. Within this area, City and La Laguna representatives will collaborate on transitional landscaping, design of shelters, and ensuring that context-critical landscape elements that support the National Register and State Register nominations can be preserved.</p>	Parks & Recreation/ Planning Division	Not Significant			
	<p>Section VIII: Hydrology and Water Quality</p>					
b-e. Drainage Pattern Impacts	<p>Grading and drainage plans shall be submitted to the City Engineering Division to show full compliance with all storm water management regulations so as to mitigate potential drainage deficiencies.</p>	Engineering Division	Not Significant			
	<p>A drainage study, including supporting hydraulic and hydrological data shall be submitted. The study shall confirm or recommend changes to the City's existing drainage system by identifying off-site and on-site storm water runoff impacts resulting from the project.</p>	Engineering Division	Not Significant			
	<p>A drainage study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures. All proposed mitigation measures to minimize potentially significant impacts should be implemented to reduce the impacts to less than significant.</p>	Engineering Division	Not Significant			
	<p>Section XI: Noise</p>					

**ATTACHMENT E
VINCENT LUGO PARK MASTER PLAN
MITIGATION AND MONITORING PROGRAM**

IMPACT	MITIGATION MEASURE	RESPONSIBLE DIVISION	LEVEL OF SIGNIFICANCE AFTER MITIGATION	BENCHMARK DATE	DATE COMPLETED	INITIALS
d. Temporary Ambient Noise Increase	Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. Construction activity is prohibited on Sundays and holidays per SGMC Section 150.003.	Building Division	Not Significant			